

# \$648,846 - 40 Edgeford Road Nw, Calgary

MLS® #A2216755

**\$648,846**

4 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0.10 Acres

Edgemont, Calgary, Alberta

40 Edgeford Road NW | 1,836 SF Of Developed Living Area | Nestled In The Heart Of Desirable Edgemont | Four-Level Split Home Offers Timeless Charm & An Unbeatable Location | Backing Onto A Park | 3 Bedroom Home Boasts Spacious Living Areas, Large Windows Fills The Home With Natural Light & A Cozy Corner Brick Fireplace On The Lower Level, Perfect For Relaxing Evenings | Classic Layout & Solid Structure, This Home Is A Fantastic Opportunity For Those Looking To Renovate | Private Backyard With Direct Park Access | Easy Access To Superstore, Northland & Market Mall, Children & Foothills Hospitals, Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Minutes From Top-Rated Schools & Transit | Nosehill Park To The East Of Edgemont For Even More Green Space! Edgemont Has The Highest Number Of Parks And Playgrounds Compared To Any Other Calgary Neighbourhood! | Conveniently Accessed By Several Main Routes & Public Transit For Easy Transportation To Anywhere In The City | A Rare Find In A Sought-After Community!

Built in 1979

## Essential Information

MLS® #	A2216755
Price	\$648,846
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,256
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	40 Edgeford Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2S6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Alley Access
# of Garages	2

### Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard,

	Lawn, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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